

Minutes
Walkersville Planning Commission Meeting
August 27, 2019

Commission Chairman Dick Brady called the meeting to order at 7:30 p.m. with members David Ennis, Mike Kuster, Tim Pollak, Ray Santullo and Tom Gilbert present. Also present were Town Commissioner Mary Ann Brodie-Ennis, Town Engineer Shawn Burnett and Town Planner Susan Hauver. Member Russ Winch was absent.

1. Minutes

Member Kuster made a motion, seconded by Member Ennis, to approve the minutes of the June 25, 2019 meeting as corrected. The motion passed on a vote of 5-0-1 (Santullo).

2. Fountain Rock Manor Lot 2 Site plan (Dunkin Donuts)

Planner Hauver reviewed the status of the site plan and staff and agency comments. She noted that State Highway Administration did not agree with the applicant's proposal to convert the center lane in MD 194 to a two-way turning lane. She noted Town and SHA staff had discussed restricting the left turn movement out of Sandstone Drive onto MD 194 at a meeting earlier in the month. The decision to do so would be up to the Town Burgess and Commissioners since it would be an off-site improvement.

The applicant was represented by Mr. Rick Curry of B&R Design. He noted that the applicant had addressed all the Commission's concerns from the June meeting. He argued against restricting the left turns out of Sandstone Drive, suggesting that the intersection of West Frederick Street and MD 194 is similar and the Town has not done anything about that. He also requested that the Commission reconsider their request that the dumpster be moved to the southeast corner of the site. He cited dumpster enclosures on the Rutters and Victoria Park sites as being closer to residences than the one proposed on this site. He thinks the original site they proposed for the dumpster was better and asked that the Commission reconsider it.

Commission members discussed the intersection with Mr. Curry and expressed concerns about the traffic that would be coming to and leaving this site. They discussed alternatives, including encouraging the use of the drive through the Rutters site. They also discussed alterations to the intersection of East Frederick Street and MD 194 that would allow southbound traffic to turn left from the ramp to make a left turn onto MD 194. Member Pollak disagreed with the recommendation to restrict the turning movement.

Member Kuster made a motion, seconded by Member Gilbert to approve the site plan as presented with the condition that the Planning Commission recommend that the Town Burgess and Commissioners consider closing the left turning movement out of Sandstone Drive onto MD 194 and having the developer pay their share of the improvements. The Commission recommends that the Town consider working with Rutters to turn their drive into a public way, or investigate altering the intersection of East Frederick Street and MD 194 to allow southbound traffic to turn left at the end of the ramp to make a left onto MD 194. The motion passed on a vote of 5-1.

3. Revised Final Plat: Parkside—revision to delete note requiring houses to face Biggs Ford Road

Planner Hauver noted that the Commission had voted in concept to allow the houses on Lots 16 and 18 in the Parkside subdivision to face the cul-de-sac and not Biggs Ford Road as required by a note on the plat. The revised plat was submitted and once recorded, the decision will be memorialized.

Member Kuster made a motion, seconded by Member Gilbert to approve the plat. The motion passed on a vote of 6-0.

Chairman Brady also noted he would like to see something done with Lot 17.

Commission members also asked about the work to be done on Biggs Ford Road (road widening and sidewalk installation) which is delayed due to issues with acquiring the necessary right-of-way from the house located along that section of the road.

4. Discussion: Walkers Village Center monument sign

Mr. Kevin Coutts of Strickler Signs presented plans for the monument sign they would like to install at Walkers Village Center. The sign would exceed the Code requirements in size and height.

Commission members discussed the merits of a zoning text amendment to allow a bigger sign for this situation. Chairman Brady suggested they recommend that the Burgess and Commissioners re-write the sign ordinance. Revisions would address this situation as well as the proliferation of plastic beer signs on some properties. Member Kuster agreed with Mr. Brady.

Mr. Coutts said that he would submit language from other jurisdictions and create a video showing how the size is necessary given the setback from the road. Ms. Hauver said she would bring the issue to the Burgess and Commissioners the following night.

5. Announcements

Member Kuster said that he received a notice about Frederick East Classical homeschool co-op that will be meeting at the St. Paul's Lutheran Church across from his home. He asked whether the use would be consistent with the Town Zoning Ordinance. Ms. Hauver will need to investigate since she was unaware of their move from Calvary Assembly.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver